

**Planning**

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Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Miles

Surname

Joule Stovold

Company Name

Kilo Construction Services Ltd

Address

Address line 1

Kilo Construction Services Ltd

Address line 2

27 Old Gloucester Street

Address line 3

Town/City

London

Country

United Kingdom

Postcode

WC1N 3AX

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 2 no. x 2 storey terraced dwellinghouse (Class C3) with associated landscaping and boundary treatment

Reference number

123969/FO/2019

Date of decision (date must be pre-application submission)

20/08/2019

Please state the condition number(s) to which this application relates

Condition number(s)

4) Prior to the commencement of the development, a flood risk assessment for the site detailing proposed flood mitigation measures shall be submitted for approval in writing by the City Council as the Local Planning Authority. The development shall be constructed and completed in accordance with the approved details.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN17 and DM1 of the Manchester Core Strategy (2012).

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The Flood Risk and Surface Water Assessment carried out and by liaising with the council it concluded:

1. The finished floor levels to be set 300mm higher than 1 in 100 year potential flood levels. Resulting in a raised ground floor of approximate 300mm to achieve this. However, existing planning was approved without the raise in floor height hence this variation of amendment.
2. Flood resilient construction techniques to be used, the building would be constructed of insulation form instead of conventional brick/cavity construction.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The pre development council have agreed to the extinsuish of condition 4 on the submission of amended finish floor levels plans to planning. If planning agree the house will be built with the new raised floor levels, if the planning do not agree the house will be built to the original propose floor level.

Either extinguish the condition due to planning was originally approved on "non raised" floor levels and therefore retained existing floor levels on development or retain the condition 4 and approve the new proposal floor levels for development.

The developer would prefer to raise the floors and build a floor resilient building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

“the need to raise the building 300mm above the 1 in 100 year flood level should remain (note this is 100mm higher than shown), to ensure that the ground floor levels stay dry during high level flood events.

Please could you therefore submit a Non Material Amendment application to show the floor levels raised and satisfy the planning condition”

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Kilo Construction Services Ltd

Date

07/07/2022